



COMMUNITY DEVELOPMENT
(712) 328-4629

December 22, 2016

USEPA Headquarters
Attn.: Barbara Perkins
William Jefferson Clinton Building
1200 Pennsylvania Ave., N.W.
Mail Code: 3903R
Washington, DC 20460

RE: City of Council Bluffs, Iowa Brownfield Hazardous Assessment Grant Proposal

Dear Ms. Perkins:

The City of Council Bluffs is pleased to submit the attached Community-wide Hazardous Substances Assessment Grant application for your consideration. This proposed U.S. EPA funding will allow our small community of 62,309 residents to continue the great redevelopment and reinvestment momentum realized in our targeted West Broadway Corridor. Council Bluffs has sites prioritized and ready for assessment and can get quickly implement anticipated cooperative agreement tasks should Council Bluffs be selected by EPA for an award. Our previous partnership with EPA resulted in our Harvester Artist Loft project being selected for a National Phoenix Award for excellence in brownfield redevelopment.

With a city motto of "Iowa's Spirit", the City of Council Bluffs is a dynamic community located along the eastern banks of the Missouri River in Pottawattamie County, Iowa. The community has traditionally relied on agricultural, food product, railroad operations, and heavy machinery manufacturing businesses to support its local economy. Historical business development and growth resulted from the city's advantageous position within the expansive regional railroad system. Railroad-dependent uses such as foundries, bulk oil warehousing, general manufacturers (e.g. truck bodies, furniture, tool and die, etc.), grain elevators, coal yards, lumber yards, and food processing plants located in the area over the 20th Century consequently. The area's slow transition to a more automobile-dependent corridor altered location decisions for local businesses and this along with other market factors led to the decline of this Corridor. As industry vaporized, their environmental impact remained affecting both redevelopment and the economic and public health of surrounding neighborhoods. These legacy environmental issues have deterred private reinvestment which perpetuates the area's continued decline.

The City of Council Bluffs has long identified the West Broadway Corridor as needing a comprehensive and concentrated revitalization and redevelopment effort. Previous U.S. EPA Brownfields Assessment Grants have allowed the city to begin to inventory, characterize, assess, and conduct cleanup planning on sites with potential contamination issues in the Corridor. Much of the previous EPA funding has focused on a key vacant former grain elevator operation, the



Bunge Property, spanning several blocks along 1st Avenue (3000-3300 blocks). Additional work is required in this Corridor to include the former Echo Electric Supply sites and other properties located along 1st Avenue (at 2900, 3400 blocks). Further this immediate area contains five commercial and eight residential properties that the city wishes to acquire, demolish, potentially aggregate and offer for redevelopment. Environmental site assessments are required to further delineate these properties and clear them for reinvestment. Unfortunately, the city economic development funding for this type of activity is very limited and without assistance the City believes the community's redevelopment vision will stall out. Stalled redevelopment will threaten the welfare of the nearby populations which are characterized as having low individual and household income levels and high rates of poverty.

With the assistance of additional funding, the City of Council Bluffs would be able to conduct proper environmental due diligence prior to aggregating eight contiguous blocks for redevelopment between 1st and 2nd Avenues in this targeted West Broadway Corridor. This vision is real as evidenced by success with previous EPA Brownfield funding that has resulted in the City working to complete the first phase of the redevelopment in the 2800 block of 2nd Avenue. This first phase entails constructing a new 49-unit senior housing complex. In conjunction with this project, the City will complete the first phase of the 1st Avenue reconstruction in the abandoned railroad right-of-way. The remaining portion of the priority area for redevelopment is projected to accommodate 500 new residential units and 20,000 square feet of commercial space with an estimated construction value exceeding \$66 million dollars. The table below highlights the proposed brownfield project information.

Applicant Identification:	City of Council Bluffs 209 Pearl Street Council Bluffs, Iowa 51503
DUNS Number:	051955433
Funding Requested:	Grant Type: Assessment Amount: \$200,000 Contamination: Hazardous Substances Community-Wide
Location:	Council Bluffs, Pottawattamie County, Iowa, 51503
Contacts: Project Director: Ms. Courtney Harter Community Development Project Coordinator City of Council Bluffs 209 Pearl Street Council Bluffs, Iowa 51503	<u>Highest Ranking Elected Official:</u> Mr. Matt Walsh, Mayor City of Council Bluffs 209 Pearl Street Council Bluffs, Iowa 51503 Phone: (712) 328-4601 mwalsh@councilbluffs-ia.gov
Date Submitted:	December 22, 2016
Project Period:	October 1, 2017 to September 30, 2019
Population:	The City of Council Bluffs has a population of 62,309 per the 2015 Census update.

Pages Pulled

Transmittal Letter

IV.C.3.1. Community Need

IV.C.3.1.a Target Area and Brownfields

IV.C.3.1.a.i Community and Target Area Descriptions

The City of Council Bluffs (City) is a dynamic diverse community of 62,610 people (American Community Survey, 2015 - 1 Year Estimate) strategically located on the banks of the Missouri River across from downtown Omaha, at the intersection of Interstates 29 and 80, in Pottawattamie County, Iowa. The City is part of the growing Omaha-Council Bluffs combined statistical area (CSA) with a population of approximately 935,000 (The CSA population as of July 1, 2015, as estimated by the U.S. Census Bureau). Council Bluffs has had significant links to agricultural, food production, and heavy manufacturing since its incorporation in 1853. The early and rapid expansion of the regional railroad system fostered much of this industrial development. The wide availability of access attracted railroad-dependent uses such as foundries, bulk warehousing, general manufacturers (e.g. truck bodies, furniture, tool and die, etc.), grain elevators, rail yards, coal yards, lumber yards, and food processing plants.

The West Broadway Corridor (Corridor) brownfield redevelopment target area (Target Area) captured much of this growth developing along the rail lines and U.S. Highway 6 (West Broadway Avenue). The Corridor enjoyed success as the City's industrial and manufacturing hub for most of the 20th century. As production processes required one-story facilities and as industrial parks offered quicker access to multi-modal transportation options, many of the industries relocated to greenfield sites along the urban fringe or suburban locales. Further, the area's slow transition to a more automobile-dependent corridor altered location decisions for local businesses. These factors collectively resulted in the economic decline of this Corridor. Historic industries left their legacy on the Corridor. While originally contributing to the economic strength of the area, many of the sites now pose adverse environmental impacts on surrounding neighborhoods reducing property values and negatively impacting reinvestment.

Council Bluffs will focus its brownfields redevelopment initiative in the Corridor to reverse these patterns of decay. City Resolution No. 16-322 (See Attachment A) was passed in support of this application and redevelopment efforts in the Corridor. The Corridor is a commercial right of way serving adjacent neighborhoods, downtown Council Bluffs, and downtown Omaha. Residential neighborhoods are located to the north and south of this Corridor with Downtown Council Bluffs to the east and the Missouri River and Downtown Omaha to the west. The Corridor is strategically located as a critical link between these two downtowns with nearby interstate access. The City's specific priority area boundaries for this corridor are bordered by 27th Street on the east, 1st Ave to the north, 35th Street to the west and 2nd Ave to the south. Council Bluffs has long identified the Corridor as needing a comprehensive and concentrated revitalization and redevelopment effort. This awareness began in 1987 with Resolution 87-570 which formally adopted the *West Broadway Urban Renewal Area Plan*. The plan permitted the City to undertake activities associated with the removal of blight and initiate partnerships to help address the identified concerns.

Most recently in 2015, the City developed the *Corridor Plan*. This plan highlighted the target area as a process of transitioning from a mixture of light industrial and commercial uses to a denser mixed-use corridor that will ultimately include the addition of new housing, pedestrian amenities, a new regional and interconnected trail, and public transportation linking this corridor with the adjacent downtowns of Council Bluffs and Omaha. This plan recommended both the continued acquisition of land in targeted areas of the Corridor to increase "opportunities for transformative redevelopment" as well as the redevelopment of obsolete commercial properties to "enhance the appearance, safety, and functionality of the corridor." The plan gained extensive public support and its anticipated implementation is well received by the community.

The City successfully pursued and used previous U.S. EPA Brownfield Assessment Grants to help facilitate the "transition" of this Corridor by beginning to inventory, characterize, assess, and conduct cleanup planning on sites with potential contamination issues identified in the *Corridor Plan*. Much of the previous EPA Assessments focused on a key vacant former grain elevator operation, the Bunge property, spanning several city blocks along 1st Avenue (3000-3300 blocks). Additional work is required in this Corridor to include the former Echo Electric Supply sites also located along 1st Avenue (2900, 3000, 3400 blocks). There are 4 Echo parcels (4.2/2.35/0.56/0.15 acres). Phase II ESA work identified benzo a pyrene in shallow soil and arsenic in the groundwater. These parcels are adjacent to the former railroad corridor where PAHs and metals have been found exceeding statewide standards. Further, this area contains five commercial and eight residential properties in the 2900, 3100, and 3400 blocks. If targeted environmentally and economically constrained sites are addressed and acquired, the City would own eight contiguous blocks for redevelopment between 1st and 2nd Avenues. Aggressively addressing

these parcels will facilitate continued and future reinvestment. To date, the City is working to complete the first phase of the redevelopment in the 2800 block of 2nd Avenue to construct a new 49-unit senior housing complex. In conjunction with this project, the City will complete the first phase of the 1st Avenue reconstruction in the abandoned railroad right-of-way. The remaining portion of the priority area for redevelopment is projected to accommodate 500 new residential units and 20,000 sq ft of commercial space with a construction value estimated at \$69 million. This EPA Brownfields Hazardous Site Assessment Grant is needed to continue the redevelopment actively occurring in this Corridor by overcoming known and perceived environmental barriers and leveraging critical outside funding to spur reinvestment.

IV.C.3.1.a.ii. Demographic Information and Indicators of Need

Council Bluffs is characterized by low individual and household income levels and high rates of poverty when compared to both state of Iowa and National statistics. The tables below highlight this fact using socio-economic data from a variety of sources including the U.S. Census Bureau - American Community Survey 2015 - 1 Year Estimate, the U.S. Bureau of Labor Statistics, and Iowa Workforce Development information.

	Council Bluffs	State of Iowa	National
Population	62,610	3,046,055	314,107,084 ¹
Unemployment Rate	3.1%	3.5%	5.0% ²
Poverty Rate	16.2%	12.6%	15.6% ³
Percent Minority	13.1%	11.3%	37.2% ¹
Median Household Income	49,638	52,716	\$53,482 ³
Female Household, no husband, children under 18	8.9%	5.9%	7.2%
Disability under Age 65	11.6%	11.3%	12.0%

¹Data are from the 2015 American Community Survey - 1 year estimate data profile and are available on American FactFinder at

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP05&src=pt

²Data are from the Bureau of Labor Statistics (The Employment Situation - March 2016) and are available at

<http://www.bls.gov/news.release/pdf/empst.pdf>

³Data are from the 2015 American Community Survey data profile and are available on American FactFinder at

http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&src=pt

The brownfield Target Area lies within Pottawattamie County Census Tracts 304.01, 304.02, 305.01, 305.02, 306.01, 306.02, and 307. Demographics specifically for these census tracts show an even starker picture of an area dealing with high rates of poverty and unemployment and with lower median household incomes when compared to the entire City of Council Bluffs.

West Broadway Target Area							
Demographic¹	304.01	304.02	305.01	305.02	306.01	306.02	307
Population	4,230	2,763	2,245	2,482	2,230	2,741	3,056
Unemployment rate	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Poverty rate	14.9%	16.3%	11.0%	7.4%	19.2%	14.7%	14.0%
Percent minority	16.4%	12.9%	11.3%	17.2%	12.2%	21.2%	23.2%
Median household Income	\$38,438	\$36,096	\$40,671	\$43,553	\$34,871	\$33,115	\$39,737
Female Household, no husband, with children under 18 years of age	15.3%	5.1%	9.2%	9.3%	8.2%	12.0%	9.9%
Disability under Age 65	24.7%	28.0%	19.3%	17.6%	16.7%	28.7%	30.4%

¹ Same information sources as the table above. Corridor lies within census tracts 304.01, 304.02, 305.01, 305.02, 306.01, 306.02, and 307.

The Target Area contains 19,747 residents or 31.7% of Council Bluffs' total population. As evidenced above, those residing within the Corridor are often financially disadvantaged when contrasted with others in Council Bluffs, the State of Iowa, and the U.S.

- The median household income data for residents of the Target Area highlights a significant financial disparity. Six of the seven census tracts have lower median household incomes when compared to Council Bluffs, the State of Iowa, and the U.S.
- Relatively low income levels experienced by residents in the Target Area coincide with elevated levels of poverty. The percentages of individuals with incomes below the poverty line in five census tracts exceed the rate for Iowa and the United States. Moreover, nearly 1 in 5 people within Census Tract 306.01 are living in poverty.

- The Corridor target area also displays considerably different demographic characteristics when compared with the City of Council Bluffs the State of Iowa, and the United States. This includes elevated percentages of three sensitive population groups: 1) minorities, 2) single-parent households with children, and 3) individuals with a disability.
 - Roughly 16.7% of the Corridor is comprised of minorities which surpasses the local (13.1%) and state (11.3%) percentages. In fact, the percentage of minorities in the target area cultivates potential environmental justice concerns for this segment of the population.
 - Over 15.3% of one of the census tracts within the Corridor identifies as being a female-run household, no husband, with children less than 18 years of age. This figure is much higher than the comparative percentages for the City of Council Bluffs (8.9%), the State of Iowa (5.9%), and the United States (7.2%). Single-parent households more frequently experience income limitations that hinder their ability to find housing in neighborhoods with fewer environmental impacts. Living near brownfields undoubtedly enhances exposure potential for affected families - especially those with children under 18 who are often more susceptible to harm.
 - The targeted area also has a comparatively large percentage of residents identifying themselves as having some form of a disability. Although disability status information is not available at the census tract level since the 2000 U.S. Census, recent data indicates the number of individuals living with a disability in Council Bluffs is more than 33% and 20% higher when contrasted to the State of Iowa and United States levels, respectively. In addition, the percentage of individuals aged between 21 and 64 with a physical or mental impairment living within the seven census tracts in the Corridor ranged from 16.7 to 30.4% in the 2000 U.S. Census. City officials believe the level of this population cohort remains heightened within the City's brownfields target area. Consequently, the individuals are more vulnerable to adverse conditions associated with brownfield properties.

The sensitive populations within the target area will continue to experience a disproportionate share of adverse health and environmental effects if conditions remain unchanged. This U.S. EPA Brownfields Hazardous Site Assessment Grant will provide the City with a secure funding source to continue to proactively investigate the real threat posed by the targeted properties and, if necessary, help protect these sensitive populations from known contaminants.

IV.C.3.1.a.iii. Brownfields and Their Impacts

Brownfield properties have negatively impacted the City of Council Bluffs and the targeted Corridor for decades. Historically, the Corridor captured much of the City's industrial growth and enjoyed success as the City's industrial and manufacturing hub for most of the 20th century. As production processes required one-story facilities and as industrial parks offered quicker access to multi-modal transportation options, many of the industries relocated to greenfield sites along the urban fringe or to suburban locales. These factors collectively initiated the decline of this area.

Industries of the past have left their legacy on the Corridor. While originally contributing to the economic strength of the area, many of the sites now pose adverse environmental impacts on surrounding neighborhoods. The Corridor is a strategically located, serving as commercial corridor for adjacent neighborhoods, downtown Council Bluffs, and downtown Omaha. Residential neighborhoods are located to the north and south of this Corridor with Downtown Council Bluffs to the east and the Missouri River and Downtown Omaha to the west. Perceived environmental contamination issues have left many properties in this Corridor undeveloped, underutilized or redeveloped with conflicting land uses. Haphazard development patterns have prevailed as declining residential neighborhoods immediately surround a mixture of commercial and light industrial uses within this corridor. These factors have contributed to reduced property values which have negatively impacted area reinvestment. Actual environmental impacts associated with these brownfield properties include greater costs associated with real estate transactions as well as the role "environmental uncertainty" plays in obtaining capital for reinvestment/redevelopment. A property may not have contributed to or have environmental impairments but if a neighboring property is identified with a recognized environmental condition (REC) the property transaction is typically either delayed or halted by the need to determine if the RECs have impacted the adjacent property. This dilemma has indirectly forestalled redevelopment and reinvestment in this Corridor.

Previous U.S. EPA Assessment Grants have allowed the City of Council Bluffs to begin to facilitate the "transition" of this Corridor by starting to inventory, characterize, assess, and conduct cleanup planning on sites with potential contamination issues identified in the *Corridor Plan*. Much of this work focused on a key vacant former grain elevator operation spanning several City blocks along 1st Avenue.

Additional work is required in this Corridor to include the former Echo Electric Supply sites also located along 1st Avenue. This immediate area contains five commercial and eight residential properties that the City wishes to acquire, demolish and redevelop. If all the above tasks were completed, the City of Council Bluffs would own eight contiguous blocks for redevelopment between 1st and 2nd Avenues. The City selected the properties based on their potential to impact area groundwater and soils, their relative proximity to at least one of the following: residential dwellings, schools, rivers, streams, parks, and/or sensitive populations, and their redevelopment potential. These parcels will facilitate continued and future reinvestment in the City.

IV.C.3.1.b. Welfare, Environmental, and Public Health Impacts

IV.C.3.1.b.i. Welfare Impacts

Much of the previous assessment, characterization and cleanup planning work in the Corridor has focused on a key vacant former grain elevator operation spanning several blocks along 1st Avenue. However, additional work is required to include the former Echo Electric Supply sites also located along 1st Avenue. The City intends on prioritizing five commercial and eight residential in the Target Area based on their stagnant declining value, potential to impact area groundwater and soils, and their relative proximity to at least one of the following: residential dwellings, schools, rivers, streams, parks, and/or sensitive populations, and redevelopment potential. Blight and safety concerns are the primary welfare issues but the lack of a community health agency to monitor blood lead levels in children or other neighborhood detrimental health trends is a surmounting concern. Providing these community services at the county level with limited county budgets remains an impediment to effective community services for those residing in the Target Area.

IV.C.3.1.b.ii. Cumulative Environmental Issues

Cumulative environmental factors beyond brownfields plague the Target area. In general, lead levels in the soils are higher than background levels because of the Omaha Asarco lead smelter that operated for decades and eventually resulted in Superfund action to clean up much of the Metro area. Historic railroad operations, the North Omaha power plant, the Council Bluffs Energy Center, and a healthy mosquito population all contribute to cumulative environmental issues in the target area. The Council Bluffs public health department proactively monitors mosquito-borne diseases from May thru September primarily targeting cases of the West-Nile virus. The Council Bluffs Energy Center coal power plant ranked 35th on the list of the most polluting coal-fired power plants in the United States based on EPA 2006 Toxic Release Inventory (TRI) data.

The EPA Envirofacts database indicates the Corridor has 22 Resource Conservation and Recovery Act (RCRA) sites, 15 Air Emissions sites, and 3 Toxic Release Inventory sites. Moreover, the target area has 26 Iowa Department of Natural Resources (IDNR) Leaking Underground Storage Tanks sites and 38 IDNR Underground Storage Tank sites (<https://programs.iowadnr.gov/tanks/pages/advanced.aspx>). Although unfair to automatically categorize these facilities as brownfields sites, it intensifies environmental justice issues when they are located near underserved population groups. Many of these sites, in combination with the previously identified brownfield sites, clearly pose threats to human health and the environment because of the potential exposure to known carcinogens or alternative health impairments.

IV.C.3.1.b.iii. Cumulative Public Health Impacts

The two local power plants pose a host of adverse effects as evidenced by the following table:

Death and disease attributable to fine particle pollution from Council Bluffs		
Type of Impact	Annual Incidence	Valuation
Deaths	8	\$59,000,000
Heart attacks	13	\$1,400,000
Asthma attacks	140	\$7,000
Hospital admissions	6	\$140,000
Chronic bronchitis	5	\$2,200,000
Asthma ER visits	9	\$3,000
Source: " Find Your Risk from Power Plant Pollution ," Clean Air Task Force interactive table, accessed April 2011		

Perceived environmental contamination and cumulative environmental issues have left many properties in this Corridor undeveloped, underutilized or redeveloped with conflicting land uses. These factors have contributed to reduced property values which have negatively impacted area reinvestment. Potential exposure to numerous contaminants via direct contact, inhalation of airborne particulates, and vapor intrusion pathways negatively impact area individuals. The proposed EPA grant funding will allow the City to assess the extent of suspected contamination levels and address exposure pathways. The direct impact of the individual brownfields sites is currently unknown but recent health studies indicate exposure to carcinogens in the greater Council Bluffs area is higher than other communities and counties in Iowa (see below). This is a substantial concern as many of the potential contaminants associated with the priority brownfield sites are known to cause cancer.

- A University of Iowa study entitled 2012 *Cancer in Iowa* report listed Pottawattamie County as being one of the top eight counties in Iowa for estimated cases of new cancer and estimated numbers of deaths attributed to cancer.
- The National Cancer Institute (NCI) lists Pottawattamie County within its highest quintile for cancer incidence rates (including all races, all ages, and both sexes) in Iowa from 2005-2009 (<http://statecancerprofiles.cancer.gov>). Only twelve counties within the state exceeded the county's rate of 509.4 per 100,000 people. Further, the county's incidence rate is higher than the U.S. rate of 465 per 100,000. The NCI also listed Pottawattamie County as having the fifth highest death rate resulting from cancer (including all races, all ages, and both sexes) of all Iowa counties from 2005-2009. The county's mortality rate of 205.6 per 100,000 individuals significantly exceeds the U.S. rate of 178.7 per 100,000.
- As evident, the Corridor contains a considerable concentration of facilities that have the potential to adversely impact nearby populations and the environment. Moreover, the Council Bluffs area is predisposed to higher cancer incidence and mortality rates. The referenced circumstances make it critical for the City to continue protecting the health of all residents living near brownfield sites. This is especially true when considering the demographics of the area.

IV.C.3.1.c. Financial Need

IV.C.3.1.c.i. Economic Conditions

As a smaller City, with a population under 63,000 people, Council Bluffs faces the task of handling several urban type issues (high poverty, lower household income) while grappling with an older housing stock and an older commercial and industrial building stock and site inventory in need of redevelopment and reinvestment. The City also is grappling with an aging infrastructure and poor aesthetics of the commercial and retail areas which further dampens reinvestment. The targeted Corridor also has the added pressures of having to compete with newer suburban developments and the City and surrounding areas of Omaha for industrial and commercial users.

The Corridor target area has several heightened demographic challenges to deal with as well. Specifically, the 19,747 residents residing within the Corridor are often financially disadvantaged when contrasted with others in Council Bluffs, the State of Iowa, and the U.S. Of specific import, the median household income data for residents of the Corridor highlights a significant financial disparity. Six of the seven census tracts have lower median household incomes when compared to Council Bluffs, the State of Iowa, and the U.S. Relatively low income levels experienced by residents in the target area coincide with elevated levels of poverty. The percentages of individuals with incomes below the poverty line in five census tracts exceed the rate for Iowa and the United States. Moreover, nearly 1 in 5 people within Census Tract 306.01 are living in poverty.

These demographic challenges impact the overall operating budget and bonding capacity of the City of Council Bluffs. Additional funds are limited for redevelopment and infrastructure enhancements to help drive reinvestment to improve the lives of City residents. The additional U.S. EPA Brownfields funding is needed to further characterize and assess brownfield properties in this Corridor to propel this redevelopment and reinvestment.

IV.C.3.1.c.ii. Economic Effects of Brownfields

The City successfully pursued and used previous U.S. EPA Brownfield Assessment Grants to help facilitate the "transition" of this Corridor by beginning to inventory, characterize, assess, and conduct cleanup planning on sites with potential contamination issues identified in the *Corridor Plan*. Much of this previous EPA Assessments focused on a key vacant former grain elevator operation, the Bunge Property, spanning several City blocks along 1st Avenue. Additional work is required in this Corridor to include the former Echo Electric Supply sites also located along 1st Avenue. Further, this immediate area contains five commercial and eight residential properties that the City wishes to acquire, demolish and redevelop.

The City's objective to own eight economically troubled contiguous blocks for redevelopment between 1st and 2nd Avenues would constitute a critical step to overcoming economic adversity in the area as the environmental conditions of these properties are addressed and remedied. These future aggregated parcels will facilitate continued and future reinvestment in the Target Area. To date, the City is working to complete the first phase of the redevelopment in the 2800 block of 2nd Avenue to construct a new 49-unit senior housing complex. In conjunction with this project, the City will complete the first phase of the 1st Avenue reconstruction in the abandoned railroad right-of-way. The remaining portion of the priority area for redevelopment is projected to accommodate 500-600 new residential units and 20,000-30,000 square feet of commercial space with an estimated construction value estimated at \$69 million.

Some of the properties in the corridor are second generation land uses in a historically commercial and industrial area along the railroad. As such, the existence of contamination may not be clear based on the current uses. Outside of priority purchases, the City expects to encounter underground storage tanks and possible contamination based due to automotive related businesses within or previously in the corridor.

The City looks to continue the momentum and success of the EPA Brownfields Program. This EPA Hazardous Site Assessment grant is needed to address known and perceived environmental concerns to continue the redevelopment occurring in this Corridor. EPA funding addressing environmental hurdles will also facilitate leveraging critical outside funding to spur reinvestment.

IV.C.3.2. Project Description and Feasibility of Success

IV.C.3.2.a Project Description, Timing and Site Selection

IV.C.3.2.a.i Project Description and Alignment with Revitalization Plans

The City of Council Bluffs will continue to use the *Corridor Plan* to help guide all assessment and characterization efforts. The City has used and will continue to use these documents to prioritize the remaining brownfield sites in the Corridor. This proposed Grant is essential to continue efforts to break down the initial barriers which stigmatize the area and has prevented reinvestment because of unknown or perceived environmental liabilities. The City of Council Bluffs will use this proposed U.S. EPA Brownfields Hazardous Site Assessment Grant to continue the aggressive and positive work completed as part of the previous EPA Assessment Grants. This previous work as well as the proposed future assessments will assist the City with efforts to facilitate the "transition" of this Corridor into a viable and fully redeveloped corridor between downtown Omaha and Council Bluffs.

Specifically, under this Brownfield Hazardous Site Assessment Grant, the City will continue to complete Phase I and II Environmental Site Assessments (ESAs) on sites with potential contamination issues identified in the *Corridor Plan*. Much of this previous EPA Assessments focused on a key vacant former grain elevator operation, the Bunge Property, spanning several City blocks along 1st Avenue. Additional brownfield and hazardous site assessment and characterization work is required in this Corridor to include the former Echo Electric Supply sites also located along 1st Avenue as well as five commercial and eight residential properties immediately contiguous to these parcels. In addition to Phase I and II ESAs, the City will also utilize grant funding to perform asbestos and lead based paint (LBP) inspections on structures that have a high probability renovation or demolition prior to site redevelopment.

The City of Council Bluffs will once again work with the EPA and the Iowa Department of Natural Resources (IDNR) through this investigation and analysis to determine how best to assess, manage and remove identified contaminants using risk-based cleanup standards. The City will also use this grant funding to satisfy the All Appropriate Inquiry (AAI) requirement prior to the redevelopment of properties posing significant health threats. While these activities focus on improving the environment and protecting human health, the City will also work with the EPA and IDNR to facilitate ongoing redevelopment and reinvestment activities. The sustainable reuse of any site will prevent pollution and resource consumption while simultaneously promoting economic opportunities and a healthy, vibrant community.

The *Corridor Plan* highlighted that this target area is in the process of transitioning from a mixture of light industrial and commercial uses to a denser mixed-use corridor that will ultimately include the addition of new housing, pedestrian amenities, a new regional and interconnected trail, and the potential for public transportation linking this corridor with the adjacent downtowns of Council Bluffs and Omaha. To the extent practical the revitalization will make use of existing infrastructure. Continued assessment and characterization activities will help the City with these "transitioning" efforts. Once these projects are completed, the City will enjoy an enhanced tax base, new jobs, and plentiful affordable housing options for Low to Moderate Income Households. Further, pedestrian amenities, an interconnected trail network

and the potential for public transportation linking this corridor to the adjacent downtowns of Council Bluffs and Omaha will increase community sustainability, reduce vehicle miles driven and related airborne and greenhouse gas pollution, and facilitate a livable and walkable community.

The city understands the importance of implementing smart growth values. As such, every aspect of this project builds upon sustainable design and reuse principles. Specifically, the brownfields initiative aligns with the *Six Livability Principles* identified by the EPA, HUD, and the U.S. DOT.

Principle	City of Council Bluffs Brownfield Project
Provide more transportation choices.	The construction of 1 st Avenue will feature a “Complete Streets” design. The resulting increased number of walkers/bikers on the new trail and public transit users lowers the number of cars on the road and lower pollutant emissions.
Promote equitable, affordable housing.	The <i>Corridor Plan</i> targeted the Bunge and Echo Properties area for future higher density, mixed-use development. The city will promote equitable and affordable housing options by requiring that a portion of the residential infill development for low-to-moderate income households.
Enhance economic competitiveness.	The re-use of the Bunge and Echo Properties will create new jobs and result in an enhanced tax base (see Economic Benefits Section). The project will also serve as an anchor for redevelopment due to its prominent location within the Corridor.
Support existing communities.	All sites targeted for environmental investigations and redevelopment have municipal services and utilities serving the properties. Clearing these sites for reuse mitigates environmental contamination and liability concerns which helps “level the playing field” with greenfield development opportunities in terms of development costs.
Coordinate and leverage federal policies and investment.	This proposal creates an opportunity to engage several governmental agencies, including the EPA and HUD, working toward a common purpose – restoring the economic vitality to an area and eliminating exposure to environmental contaminants. The purpose brings federal, state, and local governmental agencies and community-based organizations together to work toward a common objective.
Value communities and neighborhoods.	The <i>Corridor Redevelopment Plan</i> is guiding the redevelopment of the target area. The study ensued from extensive public input. The result will be a sustainable core neighborhood where individuals can work, shop, and live.

IV.C.3.2.a.ii Timing and Implementation

With any brownfield assessment effort, time is of the essence to facilitate reinvestment and redevelopment. The City of Council Bluffs has a demonstrated track record of successfully utilizing and implementing EPA grant funding to facilitate brownfield characterization and assessment efforts. For this next phase to continue the positive transitioning of this Corridor, the City has already secured access to many of the targeted properties. This will allow the City to “hit the ground running” and begin conducting assessment activities as early as possible in the grant cycle’s first year. The City will issue a Request for Qualifications and hire a professional environmental services firm during the first quarter of the grant cycle. All hiring will follow federal procurement requirements and satisfy the Iowa Code. The City will begin the process to prioritize identified brownfields sites during the second quarter of year one.

Associated actions will include updating the current approved Quality Assurance Project Plan (if required), submitting eligibility requests to the EPA, continuing the outreach campaign (update brownfield website, host a public open house, etc.) and obtaining access agreements for targeted properties. The City will dedicate the third and fourth quarters of year one and the first and second quarters of year two to conducting Phase I Environmental Site Assessments (ESAs). Phase II ESAs will occur in the third and fourth quarters of year two along with cleanup alternative strategies and re-use plans. The City will close the grant during the final quarter of year three.

The City may deviate from the above schedule as redevelopment opportunities arise or field investigations pose unanticipated challenges. The selection of brownfield properties for this grant will efficiently waste little time. Assessment activity will begin with the sites described in the Project Description Section. In addition, the City maintains a list of properties that are ready for assessment. Sites are typically added to the list based on municipal projects or redevelopment opportunities. The City has developed a series of criteria to identify and prioritize additional brownfield properties for assessment. Examples of these criteria are as follows:

Exposure Sensitive Populations	Evaluates sites that are close to concentrations of residential areas with a high poverty rate as well as those unemployed.
Exposure to Air, Water and Soil	Considers the operational history of targeted sites and the potential threat the sites pose to release contaminants via air, water or soil.
Exposure to Public Facilities	Includes potential brownfield sites that are adjacent to schools, hospitals, senior citizens centers, municipal wells, parks and recreational facilities, or capital improvements projects that may be delayed or complicated due to the potential presence of environmental contamination.
Status of the Site	Category considers properties with delinquent property taxes, exhibit blighting conditions, potential abandonment, ability to secure access, and proximity to potentially landlocked businesses.

The City has had great success identifying and assessing properties over the past two years. This has been demonstrated with the completion of 32 Phase I ESAs and 16 Phase II ESAs in less than three years. This has been made possible through collaboration with city staff and key community partners. The City proposes to use amicable means of accessing privately held properties. However, it will also consider involuntary methods (e.g. condemn for the use of a temporary easement) to secure access for conducting environmental site assessments where the public interest is significant (i.e., protection of the health, safety and general welfare of citizens).

Obtaining and securing site access has been a relatively seamless process throughout the previous EPA Assessment Grant. The city and its environmental consultant developed a site access agreement that was utilized throughout the life of the grant. When targeted property owners were unfamiliar with the process, one on one meetings were scheduled to educate them on any potential concerns.

IV.C.3.2.b. Task Descriptions and Budget Table

IV.C.3.2.b.i Task Descriptions

Task 1 - Program Coordination: 10% of grant funds will be used for this task which will address expenses incurred for activities integral to achieving the purpose of the grant. These responsibilities will be executed by the City's designated Brownfields Project Coordinator. Contractual expenses will include preparation of documents that are consistent with the programmatic requirements of the grant (e.g., Quarterly Progress Reports (QPRs), Closeout Report, Property Profile Forms (PPFs) in the ACRES database, Site Eligibility Determinations, etc.), and contacting/interfaces with targeted property owners to secure access agreements. The Coordinator will also prepare a request for proposals and qualifications from qualified professional environmental consultants via a competitive selection process. In addition, a budgetary allowance has been included to offset travel, lodging, food and related expenses associated with attending one national and/or regional brownfields conference during the grant period.

Task 2 – Site Assessments: 82% of grant funds will be dedicated to the completion of ESAs and preparing the necessary Work Plans required by the EPA. A qualified environmental consultant will conduct all assessments per ASTM E 1527-13 and ASTM E1903-11 standards and consistent with EPA's All Appropriate Inquiry requirements. Actual costs for a Phase I and II ESA vary widely depending upon the site size, number of buildings, age, previous uses, and identified chemicals of concern. For budgeting purposes, the City will use estimated costs of \$2,500 - 3,500 and \$15,000 for the completion of Phase I and Phase II ESAs, respectively. The City is basing these figures on work conducted by its environmental contractor under previous Brownfields Assessment Grants. The City has allocated \$164,000 (82%) of the proposed grant funding amount towards the ESAs. It will spend approximately 32% and 64% of the funds on completing Phase I ESAs and Phase II ESAs, respectively. This means the City can complete Phase I and II ESAs on all priority sites in the targeted Corridor. Finally, the City will also complete a Quality Assurance Project Plan for the grant under this task. The contractual budget of the task also includes fees for preparing access agreements for targeted property owners, preparing documents for site eligibility determination, and completing Property Specific Sampling and Analysis Checklists for Phase II ESAs.

Task 3 - Cleanup Planning: Approximately 4% of grant funds will be dedicated to reviewing the results of the Phase I and II ESAs and evaluating the need for cleanup and site use alternatives based on contaminant levels. The City and selected environmental consultant will work in close contact with the IDNR to evaluate cleanup alternatives and enrollment in Iowa's Land Recycling Program. Cleanup and redevelopment alternatives will emphasize the use of risk-based cleanup options (e.g., institutional/engineered controls and exposure reduction remediation). Planning activities will likely include conducting design charrettes with project stakeholders to develop viable and sustainable solutions.

Task 4 - Community Outreach: This task accounts for 4% of grant funds and focuses on activities designed to continually engage affected citizens, elected public officials, local non-elected public officials (e.g., planning and zoning staff, health department, etc.), ancillary organizations (e.g., regional economic development organizations, utility companies, and developers, etc.), and media outlets throughout the project period. Specific task expenditures include the continued development of a brownfields program brochure; preparing the project webpage; preparing information/public displays for open house events; hosting open house events, and making presentations to the City Council. Lastly, the “supplies” portion of the task includes covering costs associated with community outreach meeting mailings and printing the brownfields program brochure for distribution.

IV.C.3.2.b.ii. Budget Table

The following budget categories and tasks outline how grant funds will be allocated. Note that 82% of grant funds will be used for Phase I and II ESAs on properties already identified by the City.

Categories	Project Tasks - Hazardous Substances				
	Task 1-Program Implementation	Task 2-Site Assessments	Task 3-Cleanup Planning	Task 4-Community Outreach	Total
Personnel	\$16,000	\$0	\$0	\$0	\$16,000
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$4,000	\$0	\$0	\$0	\$4,000
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$0	\$0	\$0	\$2,000	\$2,000
Contractual	\$0	\$164,000	\$8,000	\$6,000	\$178,000
Total	\$20,000	\$164,000	\$8,000	\$8,000	\$200,000

IV.C.3.2.c. Ability to Leverage

The City of Council Bluffs has proven experience with EPA Brownfield Assessment Grants and securing additional funds to fill funding gaps for targeted efforts in the Corridor. The Corridor is a redevelopment priority for the City and substantial financial and programmatic resources have been and will continue to be allocated to this area. These previous and future resources include both public sector and private sector and foundation funding.

- With the assistance of a \$2.5 million grant from the Iowa West Foundation, a \$500,000 grant from the Southwest Iowa Foundation and City CIP allocation of \$2.0 million, the City has acquired the Bunge Grain Elevators and demolished the structure. This phase also included the acquisition of six commercial structures and two residential structures. Total costs for acquisition and demolition was over \$4.5 million dollars. The importance of this project is it resulted in the removal of the railroad spur in 1st Avenue and allowed the City to take a more comprehensive view of the Corridor.
- In July 2015, the City completed its *Corridor Master Plan*. The plan includes a five-phase reconstruction of West Broadway including the roadway and all utilities within the road and is estimated to cost \$34 million. The project will begin in 2017 and will be completed in 2021.
- Using \$600,000 in CDBG funds, the City acquired and demolished a vacant industrial facility at 2800 1st Avenue. The City has selected a developer and has entered development agreements for the construction of 49 residential units. In conjunction with the redevelopment of the 2800 Block of 2nd Avenue project, the City will complete the first phase (\$450,000) of the 1st Avenue reconstruction in the abandoned railroad right-of-way.
- Using CIP allocations and tax increment financing, the City has acquired Echo Electric Supply. Total cost of the acquisition was \$3.42 million. The property consists of four industrial buildings located on three separate parcels adjacent to the Bunge parcels. The City has recently taken possession of the property and is working on preliminary demolition specifications.
- Using \$1.0 million in foundation funding and City resources, 6 commercial and 2 residential properties were acquire and demolished adjacent or nearby the Bunge and Echo properties. This occurred in period from 2014 to present.
- The City has programmed \$1.5 million for demolition of the Echo properties and additional cleanup of the Bunge properties.

The City also plans to initiate the Impacted Property Program. This program will provide grants and loans for the rehabilitation of single family property adjacent the corridor. The program will be funded through the CBDG Program. In addition to the resources above, the City has access to several incentives to assist in the redevelopment of the Brownfield sites to be assessed as part of this grant including:

State and Federal Historic Tax Credits - A state credit is available for 25% of qualified rehabilitation costs. A Federal tax credit is available for 20% of qualified costs for rehab of income producing properties.
IDNR Derelict Building – Provides communities under 5,000 people with financial assistance to address neglected structures.

Iowa Brownfield Tax Credits -Credits of up to 24% for qualifying costs of a brownfield project.

Iowa Brownfield Redevelopment Program –Provides technical and financial resources to communities in order to help them with environmental cleanup, planning, and reuse strategies.

Iowa Workforce Housing Tax Credit – State sales tax reimbursement and 10% tax credit per residence.

IV.C.3.3. Community Engagement and Partnerships

IV.C.3.3.a. Engaging the Community

IV.C.3.3.a.i. Community Involvement Plan

The City recognizes the importance of community involvement activities and the role they play in building social strength and stability. Further, it acknowledges that understanding the needs of the affected neighborhoods is critical to the viability of any redevelopment within the Corridor. The City has previously actively engaged community participation and involvement in all phases of reinvestment and redevelopment in this Corridor both during the previous EPA Assessment Grants and during the development of the *Corridor Plan*.

Related to the recently completed *Corridor Plan*, public outreach and community involvement was a critical component of this entire design process. Specifically, City staff and consultant met with the identified client group, Steering Committee, and focus groups. Group and individual interviews and meetings were convened with key Corridor stakeholders and an open house/public meeting was also held. At each of these meetings, stakeholders were asked to provide their input on the key strengths and weaknesses of the Corridor as well as on their visions and opportunities for the future.

This proposed U.S. EPA Brownfield Hazardous Site Assessment Grant provides the City with another great opportunity to continue engaging area citizens, elected public officials, local non-elected public officials, ancillary organizations that can assist with revitalization efforts, in site selection for assessments, cleanup decisions, and reuse planning activities. City officials have developed several well-established outreach methods to involve the community in the decision-making process as part of its previously-awarded EPA Brownfields Assessment Grants. The City will replicate its previous efforts to ensure a high level of participation. This includes implementing the following Community Engagement Plan with the following key components:

- Hosting periodic open house events at varying times and at multiple venues throughout the community, such as a church or elementary school, to keep interested citizens apprised about the progress of the program, findings, and a summary of next steps. Several outlets publicize the open houses (e.g., *The Daily Nonpareil* newspaper, the city's website and its brownfields website, posted notices at public buildings such as City Hall and the public library, etc.). Combined, this strategy allows for maximum citizen notification and participation.
- Developing a dedicated brownfields project website. The website will provide the following: a summary of the EPA Brownfields Program; highlights of brownfield projects; a listing of all funding leveraged ; current project news; project photographs; and, a feedback/citizen comment page.
- Developing and maintaining a brochure which summarizes the purpose of the Brownfields Hazardous Site Assessment Grant and overall EPA Brownfields program. The outreach tool will provide examples of common brownfield sites, explain the Phase I and Phase II ESA process, describe the benefits of participating in the program, and provide answers to several frequently-asked questions.
- Making presentations at City Council meetings. Face-to-face contact with elected officials and interested citizens provides opportunities for project updates and question/answer sessions. City staff and its environmental contractor will present several times during the project period.
- Maintaining a depository of all technical reports at City Hall. This allows the referenced documents to be readily available for public review.

The City will also make a concerted effort to empower traditionally disenfranchised persons within the Corridor. City staff will initiate this process by identifying and contacting area community members involved in local school, civic, church and community organizations to encourage further outreach and engagement. Further, the city will work with the local Neighborhood Center to devise a plan to encourage involvement of the neighborhoods most impacted by area changes.

Approximately 7.6% of the community speaks a language other than English at their home per a 2015 ACS One-Year Estimate. As such, the City provides “reasonable accommodations”, including language

interpreting, free of charge. The City also contracts with a private company to translate into 250 foreign languages through a single telephone number to assist persons with limited English proficiency. The service can assist persons in all city-owned buildings.

IV.C.3.3.a.ii. Communicating Progress

Throughout the project period, City Community Development staff, to specifically include the City Brownfields Coordinator, will communicate regularly with stakeholders and the public on topics that should include what brownfields are, progress of the brownfields initiative (specific assessment projects), how to mitigate the impacts of brownfields, and redevelopment resources (technical assistance and funding). Communications will include the following methods of communication:

- **Speaking engagements and Public Meetings** – The City Brownfield Project Coordinator will work to provide brownfield updates during meetings of groups such as the local chamber of commerce, service groups, economic development groups, etc. Again, this provides an opportunity to update engage local community leaders on progress of the Brownfields program. Hosting periodic public meetings at varying times and at multiple venues throughout the community will keep interested citizens apprised about the progress of the program, findings, and a summary of next steps. Several outlets publicize the open houses (e.g., *The Daily Nonpareil* newspaper, the city's website and its brownfields website, posted notices at public buildings such as City Hall and the public library, etc.).
- **Website** – The Community Development Department will develop a dedicated brownfields project website. The website will provide the following: a summary of the EPA Brownfields Program; highlights of brownfield projects; a listing of all funding leveraged by various projects; current project news; project photographs; and, a feedback/citizen comment page.
- **Social media** – The City maintains a Facebook page that provides information to its users on progress of projects, news articles, legislation updates, events, etc. This will be used to provide updates on the Brownfield Grant progress and to inform members of upcoming brownfield events.
- **Newspaper/radio media** – Most of the communication tools above are targeted towards specific professions and those more engaged in day to day activities. As appropriate, press releases will be published along with radio interviews to reach a broader public audience. This may also include holding a brownfields event or inviting newspaper and radio media to do a story on the progress.

IV.C.3.3.b Partnerships with Government Agencies

IV.C.3.3.b.i. Local/State/Tribal Environmental Authority

The city has long standing and solid working relationships with both the IDNR and Region 7 office of the EPA. In fact, the city has already worked with the referenced entities as part of its previous involvements with the EPA Brownfields program. An example of this intimate collaboration includes the City's successful enrollment of the 1001 South 6th Street and Katelman Foundry properties in the Iowa DNR administered Land Recycling Program (LRP). Mel Pins, Iowa's Brownfield Redevelopment Program Executive Officer has worked previously with City staff and will continue to be a key partner and programmatic resource (See Attachment B for Letter from Iowa DNR).

IV.C.3.3.b.ii Other Governmental Partnerships

The City will continue to perpetuate these relationships during the project period by forwarding a copy of work products, project updates, and invitations to project-related meetings. The on-going communication will promote a sound understanding of this program and project progress. Additionally, the city will involve the EPA and IDNR in strategies to discuss findings resulting from environmental investigations; outlining appropriate clean-up options, including the use of institutional and technical controls and enrollment in the Iowa LRP; and defining cleanup costs and funding options.

The City will also engage the U.S. Department of Housing and Urban Development (HUD) as part of this brownfields redevelopment project. As an Entitlement Community, the City annually receives CDBG and HOME funds. The City typically reserves these funds to specifically benefit areas with the highest percentages of low-to-moderate income households which includes residential areas of the Corridor. Further, the City will continue engaging the Iowa Department of Transportation (IDOT) as part of the ongoing reconstruction of West Broadway Street. The estimated cost to reconstruct the five-lane roadway from 16th Street to I-480 is \$30 million. The IDOT is also an active participant and stakeholder in all ongoing transportation issues identified as part of the *Corridor Plan*. Identified transportation related items include new streetscapes and landscaping for main Corridor roadways as well as potential interconnected trails and public transportation.

The City also has great working relationships with local and state health agencies to include the Iowa Department of Health. The City will involve the local health agencies throughout the process to inform them of identified hazardous materials and for funding assistance.

IV.C.3.3.c. Partnerships with Community Organizations

IV.C.3.3.c.i. Community Organization Description and Role

The City has successfully partnered with and will continue to partner with a wide array of organizations throughout its previous EPA Brownfields Assessment Grants and related redevelopment efforts in the Corridor. The list below provides a summary of key community-based organizations and their involvement with this project.

- 712 Initiative (formerly the Pottawattamie County Development Corporation) is a non-profit organization that focuses solely on the redevelopment of underutilized or contaminated sites. The 712 Initiative works with private developers to convert land-banked properties into reuse projects that provide renewed investment in the City's urban core, enhances the tax base, and creates jobs. The organization has been an instrumental committed partner in the City's brownfields redevelopment initiative including funding supplemental soil and vapor intrusion assessments and soil excavation at the International Harvester property, a national Phoenix Award-winning project. Recently, the 712 Initiative demonstrated this commitment to assisting the City in its redevelopment efforts by donating a \$76,000 parcel of land in the Corridor and offering National Development Council assistance for their redevelopment and financing expertise. The 712 Initiative is committing to working to acquire three properties in the Corridor (located at 8th Street and West Broadway) as part of ongoing redevelopment efforts.
- Iowa West Foundation (IWF) is a non-profit, community-based organization with a mission "to improve lives and strengthen communities for today and future generations." IWF's four primary interests include: community development and beautification; economic development; education; and human and social services. IWF has a very strong interest in the Corridor given the area's social/economic characteristics and the need to reinvigorate and recreate the area. IWF's past brownfields-related awards include a \$2.4 million grant to facilitate the International Harvester building revitalization and redevelopment into 36 live/work units, a \$2.5 million grant that enabled the City to acquire and demolish the Bunge site, and redevelopment projects at 25th and 100 block of West Broadway. IWF will consider future funding requests for the Corridor. In addition to these specific brownfields related initiatives, the IWF also has a long history of supporting grants and initiatives focused on the overall beautification of the Corridor. Such initiatives include: streetscape and entrance features at 36th and West Broadway; streetscape enhancements at the Thomas Jefferson High School (25th and West Broadway); and the West Broadway Viaduct Public Art project. The IWF is a committed partner in all brownfields redevelopment efforts in the Corridor.
- Southwest Iowa Foundation (SWIF) is a non-profit, community-based organization dedicated to improving the Target Area. SWIF committed \$735,000 to previous City brownfields redevelopment projects in the form of two grants to the City. This included a \$500,000 to acquire and demolish the Bunge properties and \$235,000 for the acquisition of a former adult entertainment property located adjacent to the Bunge.
- Iowa Western Community College (IWCC) is a local two-year technical school that in 2012 received an EPA Workforce and Job Training Grant designed to provide workforce training for unemployed/underemployed residents living in the targeted brownfields area. IWCC's partnership with the City, combined with this proposed EPA funding, will provide underemployed individuals with an employment opportunity in proactively address environmental issues. Specifically, IWCC plans to partner with NeighborWorks Home Solutions and the City to involve students in a project to construct approximately 15 new homes in the Corridor. The EPA Hazardous Site Assessment grant is critical for these efforts to fund Phase I ESA and asbestos inspections prior to property acquisitions and demolition.
- NeighborWorks Home Solutions operates as a non-profit organization involved in community building and engagement through neighborhood associations, the acquisition of homes for rehabilitation, and the construction of quality new homes for low to moderate income families. In its partnership with the City and Iowa Western Community College, NeighborWorks utilizes city-owned lots to construct single family homes throughout the City with potentially 15 homes to be built within or immediately adjacent to the Corridor. The EPA Hazardous Site Assessment grant funding is critical for these efforts to fund Phase I ESA and asbestos inspections prior to acquisition, demolition, and redevelopment of properties.

IV.C.3.3.c.ii. Letters of Commitment

Attachment C includes a letter of commitment from the community organizations described above.

IV.C.3.3.d. Partnerships with Workforce Development Programs

The Iowa Western Community College (IWCC) is a local two-year technical school that in 2012 received an EPA Workforce and Job Training Grant designed to provide workforce training for

unemployed/underemployed residents living in the Target Area. The Corridor project offers the opportunity to apply lessons learned in the classroom to real world applications. IWCC's partnership with the City, combined with this proposed EPA Hazardous Site Assessment Grant funding, will provide underemployed individuals with an employment opportunity proactively protecting their environment. Specifically, IWCC plans to partner with NeighborWorks Home Solutions and the City to construct approximately 15 new homes in the 2900 Block of Avenue J (the site of the former Walnut Grove Elementary School) in the Corridor. The Brownfields Hazardous Site Assessment grant funding is critical to these efforts to fund Phase I ESA and asbestos inspections prior to demolition and redevelopment.

IV.C.3.4. Project Benefits

IV.C.3.4.a. Welfare, Environmental, and Public Health Benefits

The Corridor targeted for environmental investigations contained operations that utilized a variety of petroleum products, heavy metals, volatile organic compounds, and semi-volatile organic compounds. The sites are near schools, residential neighborhoods, a family medical clinic, and a comparatively high percentage of minorities and individuals with disabilities. The proximity of these brownfield properties to sensitive populations/receptors and the potential impacts resulting from releases raises significant issues about protecting the health, safety and welfare of area citizens. This is particularly true when considering the high percentage of children and disabled individuals that are often more susceptible to harm.

Instituting field testing techniques consistent with ASTM standards, an approved QAPP, and establishing risk-based responses to reduce the threat of exposure to potential contaminants will mitigate adverse impacts to human health and the environment. Iowa LRP enrollment will address long-term maintenance and control of sites where environmental threats are greatest. This will help return the properties to a productive reuse through redevelopment or rehabilitation. If sites show evidence of contaminant(s) exceeding state and/or federal EPA standards, the city will authorize additional testing to better define the impacts and concentration of contaminant(s) and identify appropriate responses to reduce risk. The city will use risk-based standards to evaluate exposure pathways. Generally a combination of remediation and institutional and/or engineering controls will be explored to manage exposure.

IV.C.3.4.b. Economic and Community Benefits

The *Corridor Plan* identified the Bunge and Echo properties as priority sites for future higher density, mixed-use development. The identified development on target properties between South 35th to South 29th between West Broadway and 2nd Avenue encompass about 12 acres can create approximately 500 single family units at \$120,000 each which equals \$66 million in property value and approximately 40,000 sq ft of commercial space at \$150/sq ft which equals \$6 million in property value. With a levy of \$44.82, property tax revenues would exceed \$3 million. In addition, total new employment from the development is expected to be 140 individuals with an annual wage impact of \$2.8 million. Future phases of redevelopment in this area will be similar in scope and benefits. The city will enhance the stability of target area neighborhoods impacted by brownfields sites by incorporating a new recreational trail into their redevelopment. The pedestrian and bike trail, recommended in the *Corridor Redevelopment Plan*, will connect downtown Council Bluffs to downtown Omaha via the Bob Kerry Pedestrian Bridge over the Missouri River. The city proposed to include a trail in its construction of 1st Avenue from 11th to 36th Streets (which runs through the center of the target area but is currently vacant former railroad right-of-way). The city negotiated with Union Pacific to abandon and remove the tracks as part of an effort to increase area safety and connectivity. The trail also improves access for west-end and downtown residents to the 14.5-mile Missouri River Trail which wraps the community on the north, west, and south.

The new recreational trail will expand opportunities to safely use alternative forms of transportation (biking, walking, etc.) to travel to work, school, run errands, etc. In fact, the improvement will link residential neighborhoods adjoining the Target Area with nearby retail and employment centers along West Broadway Street. This is critical as a significant percentage of Corridor households (16.6%) lack access to a personal vehicle, a likely consequence of lower income levels (2006-2010 American Community Survey). Moreover, a recreational trail will also serve as an effective transition between varying land use intensities. The city will utilize the open space to buffer the residential development to the south from the adjoining larger-scale commercial district to the north.

IV.C.3.5. Programmatic Capability and Past Performance

IV.C.3.5.a. Audit Findings

Council Bluffs has not had any adverse audit findings for any state or federal grant. As evidenced in the Past Performance section below, the city has successfully managed its EPA Brownfields grants.

IV.C.3.5.b. Programmatic Capability

Council Bluffs past performance in the brownfields arena resulted in the City receiving the coveted Phoenix Award for its brownfields redevelopment success. Ms. Brenda Carrico, City of Council Bluffs Community Development Program Coordinator and Ms. Courtney Harter, City of Council Bluffs Community Development Project Coordinator and Brownfields Coordinator, will be assigned grant management responsibilities based on their previous experience managing federal contracts.

Ms. Carrico received her B.A. in political science and social science from Wayne State College and Masters of Community and Regional Planning from Ohio State University. She has worked for the City since 1998. Ms. Carrico has extensive experience managing the City's federal Community Development Block Grant and HOME Programs. She also has an extensive work experience performing professional level work with the planning, administration and completion of community and economic development, housing, and human services activities as well as coordinating redevelopment projects.

Ms. Harter received her B.A. in political science from Northwest Missouri State University in 2006 and Masters of Public Administration from the University of Nebraska at Omaha in 2009. In her capacity as Community Development Project Coordinator, Ms. Harter is the City's Brownfields Coordinator, responsible for administering the City's EPA Brownfields program and assisting Ms. Carrico with the management of the Community Development Block Grant and HOME Programs. Ms. Harter has been employed with the City for close to two years. From 2010 to 2015, Ms. Harter was employed as a Community Development Coordinator for Southwest Iowa Planning Council which is a Council of Governments for an eight-county region. In this capacity, she assisted non-entitlement communities with infrastructure projects, downtown revitalization, transportation planning, and federally funded loans.

The City of Council Bluffs Community Development Department has extensive experience in successfully managing federal and state grants. This includes \$1,400,000 in EPA Brownfields Grants, approximately \$2,000,000 annually in CDBG and HOME funds and program income, and \$1,800,000 in Neighborhood Stabilization Program funds. In the last 3 years, the city secured the following from the state of Iowa: \$3,000,000 for 125 West Broadway Mixed Use Redevelopment, \$2,500,000 for the Gunn Elementary School/Linden Place Apartments, and \$3,500,000 from the Iowa DOT on three infrastructure grants for the S 24th Street reconstruction, River's Edge Infrastructure, and Gifford Road reconstruction.

The City will acquire additional expertise and resources through the services of a qualified environmental contractor subject to a competitive selection process. The City Community Development Department consistently maintains low employee turnover. However, the City will retain project leadership should an employee turnover occur by relying on the hired environmental contractor and the EPA Region 7 Project Officer to provide. Further, the grant management team will work with the EPA Project Officer and the environmental contractor to assure that the city complies with all reporting and grant management responsibilities during the transitional time.

IV.C.3.5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

As with the previous assessment grant, Council Bluffs will develop a detailed schedule and work plan for implementing planned outputs under the proposed grant. The work plan will detail key milestones within the grant period for documenting and communicating outputs and outcomes to the public, EPA Region 7, and other partners. At a minimum, outputs and outcomes will be detailed in quarterly reports to EPA. Public health issues will be addressed and tracked both during the project and following completion of specific area redevelopment plans during the grant period. The overarching goal is to redevelop the Corridor. To once again become a desirable place to live, work and play, the city must increase the tax base, create and sustain jobs, and establish a "sense of place" within the Target Area. Project benefits will be recorded by the city's brownfield coordinator by implementing the following:

1. Tracking the number of sites perceived as contaminated but following assessment work, reveal no additional action relative to their planned reuse.
2. Tracking the number of sites perceived to be contaminated and requiring remediation.
3. Tracking the number of sites that currently do not contribute to property tax revenues.
4. Tracking the number of "no further action letters" from the Iowa Department of Natural Resources for properties determined to be "clean" following the assessment process.
5. Tracking the number of cleanup plans and Analysis of Brownfields Cleanup Alternatives.
6. Tracking the number of jobs created, housing unit additions, commercial and residential occupancy rates, and expanded tax base on redevelopment.

The EPA ACRES Database will be continually updated throughout the life of the grant by the city. When new activities, including assessments, redevelopment or job creation are accomplished on a parcel during the grant period, it will be immediately updated and submitted to EPA for review and approval.

IV.C.3.5.d. Past Performance and Accomplishments

IV.C.3.5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

The EPA has awarded the Council Bluffs six Brownfields Grants totaling \$1.2 million over eleven years. This includes two Assessment Grants in 2005 and 2008 and a single Cleanup Grant in 2009 and 2011. The City has satisfied all previous grant requirements including complying with the cooperative agreement work plan and successfully completing all reporting in a timely-manner. Further, the City has worked diligently to update the ACRES database as additional information (i.e. leveraged funding, project updates, jobs created, properties cleared for redevelopment etc.) has become available. City officials are committed to continuing to report these future accomplishments to the EPA even beyond the grant period to support the EPA Brownfields program. Recent grants include the following:

1. 1001 South 6th Street Cleanup (2009), *Brownfield Cleanup Grant (BF-97712001)*

- Funds Expended (Remaining Balance): \$200,000 (\$0)
- Compliance with Cooperative Agreement Requirements: Met
- Select Accomplishments: Completion of Community Involvement Plan, QAPP, ABCA, and enrollment of site into the Iowa LRP

1001 South 6th Street (Harvester II) Cleanup: Site cleanup activities focused on excavating polycyclic aromatic hydrocarbons (PAHs), lead, and arsenic contaminated soils from the site. Excavation included removal of the upper three feet of material in identified areas and the top soil from the entire property. Upon completion, clean backfill was brought in to fill all excavated areas. IDNR approved cleanup report without any restrictions on the land. The newly formed nonprofit Pottawattamie Arts, Culture and Entertainment (PACE) is currently working to redevelop this building into an arts and cultural center.

2. Former Katelman Foundry Cleanup (2011), *Brownfield Cleanup Grant (BF-97728101)*

- Funds Expended (Remaining Balance): \$200,000 (\$0)
- Compliance with Cooperative Agreement Requirements: Met
- Select Accomplishments: Completion of Community Involvement Plan, QAPP, ABCA, and enrollment of site into the Iowa LRP

Former Katelman Foundry Cleanup: Excavation activities included removing the top two feet of material from identified contamination areas which totaled approximately 4,840 cubic yards of material. Upon the completion of the excavation activities, clean backfill was brought in to fill the excavated areas. Plans were approved by the IDNR with land covenants restricting use due to the depth of contamination. The depth of soil removed was sufficient for commercial and industrial type land uses but is not compliant with the regulations for residential land-use types. Since the completion of cleanup, the city has partnered with EPA for a conceptual design utilizing the Land Revitalization Technical Assistance Program.

3. Mid-City Area-Wide Plan (2013), *Brownfield Area-Wide Planning Grant (TR-977417010)*

- Funds Expended (Remaining Balance): \$165,620 (\$0)
- Compliance with Cooperative Agreement Requirements: Met
- Select Accomplishments: Implemented Brownfields Area-Wide Plan for Mid-City Area.

Mid-City Area-Wide Plan: In November 2015, the City adopted the Mid-City Area Wide Plan as an amendment to the *Bluffs Tomorrow: 2030 Plan* (Comprehensive Plan). The outcomes of the plan included a comprehensive land use assessment and analysis; an economic and market trends analysis of regional and local forces; identification and description of all brownfield sites with an emphasis on the reuse and redevelopment potential; and recommendations for future uses and actions to redevelop strategic sites and revitalize the community. Since the completion of the Mid-City Area-Wide Plan, the City was awarded a Making a Visible Difference (MVD) technical assistance grant to complete conceptual plans for the Mid-City Park located between South 12th Street to the east, Indian Creek to the west, Avenue B to the north and 5th Avenue to the south.

4. West Broadway Assessment Grant (2013), *Assessment Grant (BF-97741201)*

- Funds Expended (Remaining Balance): \$200,000 (\$0)
- Compliance with Cooperative Agreement Requirements: Met
- Select Accomplishments: Completed Phase I ESAs on 26 parcels and Phase II ESAs on 15 parcels.

Assessment funds have been primarily used to evaluate properties in the West Broadway Corridor area. The city assembled 19.54 acres of land in preparation for redevelopment of the corridor. Additional land acquisition and demolition of five commercial and eight residential properties is expected in the next five years following an anticipated successful EPA brownfield grant award.

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Council Bluffs

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 7, Coordinated Public Funding for Brownfields

Page Number(s): 9, 14

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing	

Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	X

RESOLUTION NO. 16-322

A RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT AN US ENVIRONMENTAL PROTECTION AGENCY (EPA) BROWNFIELDS ASSESSMENT GRANT.

- WHEREAS, EPA has established the Brownfield Assessment Grant Program and has announced funding availability under said Program;
- WHEREAS, the City is an eligible applicant with a proven track record of successfully implementing funding under said Program; and
- WHEREAS; the continued redevelopment of the West Broadway corridor will require environmental assessments associated with demolition, acquisition and private redevelopment; and
- WHEREAS, the said Program is a source of funding for environmental assessments; and
- WHEREAS, an application for said funds is in the best interest of the City.

**NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:**


That the Mayor is hereby authorized and directed to submit an US EPA Brownfields Assessment Grant application.

ADOPTED
AND
APPROVED:

December 19, 2016


Matthew J. Walsh Mayor

ATTEST:


Jodi Quakenbush Deputy City Clerk



TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

STATE OF IOWA

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

December 9, 2016

Susan Klein
Superfund Division/STAR
EPA Region VII
11201 Renner Blvd
Lenexa, KS 66219

RE: Area-wide Hazardous Substance Brownfield Assessment Grant Application for the
West Broadway Corridor, City of Council Bluffs, Iowa

Dear Susan:

This letter is submitted as a statement of acknowledgement, review and support for the City of Council Bluffs' area-wide brownfield hazardous substance assessment grant application, in the amount of \$200,000, through funding authorized by §104(k) of CERCLA. This application and brownfield assessment initiative is designed to address hazardous substance contamination at industrial and commercial properties in the City's "West Broadway Corridor".

The target area encompasses approximately almost 300 acres, and serves as a link between the respective central business districts of Council Bluffs, Iowa and Omaha, Nebraska. The West Broadway Corridor historically developed around the railroad and U.S. Highway 6, which encouraged manufacturing and warehouse facilities to locate on adjacent properties. Over time the corridor transitioned to highway commercial development as more automobiles traveled the roadway. This perpetuated the slow decline and/or eventual closure of many of the industrial operations. Perceived contamination issues have left many properties underutilized or redeveloped with conflicting land uses; these factors have contributed to reduced property values of vacant and abandoned commercial/industrial buildings, as well as the value of homes in adjacent residential homes, and residual contaminants have the potential to affect public health.

The City of Council Bluffs has demonstrated ongoing success with brownfield redevelopment planning and action in the past, including the implementation of other 104(k) brownfield assessment and cleanup grants, which have resulted in environmental improvement and value-added redevelopment of brownfield sites within the City.

The department appreciates the opportunity to have reviewed this project and its goals, and we support the brownfield assessment strategies as presented in this application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mel Pinn".

Mel Pinn
Executive Officer
Iowa Brownfield Redevelopment Program

Attachment A

City of Council Bluff Resolution No. 16-322

RESOLUTION NO. 16-322

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ADOPTED
AND
APPROVED:

December 19, 2016


Matthew J. Walsh Mayor

ATTEST: 
Jodi Quakenbush Deputy City Clerk

Attachment B

Letter from Iowa Department of Natural Resources



TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR

STATE OF IOWA

DEPARTMENT OF NATURAL RESOURCES
CHUCK GIPP, DIRECTOR

December 9, 2016

Susan Klein
Superfund Division/STAR
EPA Region VII
11201 Renner Blvd
Lenexa, KS 66219

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Sincerely,

A handwritten signature in black ink, appearing to read "Mel Pins".

Mel Pins
Executive Officer
Iowa Brownfield Redevelopment Program

Attachment C

Letters of Commitment

THE 712
INITIATIVE

November 21, 2016

Mr. Don Gross
Community Development Department
209 Pearl Street
Council Bluffs, Iowa 51575

RE: EPA Grant Application

Dear Mr. Gross:

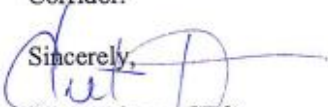
I'm writing to express the support of the 712 Initiative for your assessment grant applications to the U.S. Environmental Protection Agency (EPA). It's our understanding these funds will be used for environmental assessments in the West Broadway Corridor. Having completed several redevelopment projects within the corridor, we can attest that the need exists.

Previously known as the Pottawattamie County Development Corporation (PCDC), the 712 Initiative is committed to assisting the City with its redevelopment efforts within the West Broadway Corridor. In the past we have worked with the City in redeveloping properties and adjacent land to our properties owned in the corridor to further development in Council Bluffs

We are currently working to acquire three properties located at approximately 8th Street and West Broadway as part of our redevelopment efforts.

The application to the EPA assessment grant program is essential to furthering the City's goal of redevelopment in the main business corridor of Council Bluffs. We are committed to assisting the City in its efforts where possible and continuing redevelopment of the West Broadway Corridor.

Sincerely,



Chet Jackson, CEO
The 712 Initiative



November 30, 2016

Donald Gross
Community Development Director
City of Council Bluffs
209 Pearl Street
Council Bluffs, Iowa, 51503

Dear Mr. Gross:

The purpose of this letter is to express our support for the City of Council Bluffs' efforts to secure assessment funding for the West Broadway Corridor through the U.S. Environmental Protection Agency. The Iowa West Foundation has invested more than \$400 million in building communities in Southwest Iowa in which families choose to live and businesses choose to locate because of the quality of life and standard of living. Iowa West's strategic approach emphasizes place-making, including projects that support neighborhood revitalization and create more livable neighborhoods, as well as projects aimed at improving downtowns and community main streets.

Iowa West has a long history of supporting grants and initiatives focused on the beautification of the West Broadway Corridor, also known as US Highway 6, in Council Bluffs. Our investments include:

- Streetscape and entrance features at 36th Street and West Broadway;
- Streetscape enhancements at Thomas Jefferson High School at 25th Street and West Broadway;
- The West Broadway Viaduct public art; and
- In addition, the IWF has funded several market studies and planning efforts that include the West Broadway Corridor.

We understand that the identification and clean-up of contaminated properties is a critical element of revitalizing neighborhoods. This is demonstrated by our support of numerous brownfields-related project in Council Bluffs, including the redevelopment of the International Harvester building into 36 live/work units; the Bungee acquisition, 25th and West Broadway redevelopment project, 10C Block of West Broadway redevelopment project and several other smaller projects.

Sincerely,


Pete Tulipana
President & CEO



December 6, 2016

Don Gross, Director
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

RE: EPA Assessment Grant Application for the West Broadway Corridor

Dear Don:

This letter is to give support to the City's application to the Environmental Protection Agency's Assessment Grant program for the West Broadway Corridor.

NeighborWorks Home Solutions (NWHs) operates as a non-profit organization involved in community building and engagement through neighborhood associations, acquisition of homes for rehabilitation and construction of quality new homes for low to moderate income families. We have enjoyed collaborating with the City on many projects that have helped improve existing neighborhoods.

NWHs utilizes vacant city-owned lots to construct single-family homes throughout the city including approximately 15 houses within or adjacent to the West Broadway Corridor. We work with private contractors as well as Iowa Western Community College (IWCC) to construct homes that are then marketed to qualified low to moderate income households. In our partnership with the City and IWCC, NWHs plans to construct 14 new homes in the 2900 block of Avenue J. Funds from the City's current assessment grant completed the Phase I and asbestos reports for the property prior to acquisition and demolition.

Utilizing the assessment grant program to assess parcels within the West Broadway Corridor and its surrounding areas is essential to the city and its redevelopment. NWHs wholeheartedly supports the City's application to the EPA Assessment Grant Program.

Respectfully,


Ken Lyons
President and CEO

PO Box 111578
3520 Lake Street
Omaha, NE 68111

402.451.2939
www.nwhomesolutions.org

222 South 6th Street
Council Bluffs, IA 51501





2700 College Road
Council Bluffs, IA 51503
712.325.3200 / 800.432.5852

November 22, 2016

Donald Gross, Director
Community Development Department
209 Pearl Street
Council Bluffs, Iowa 51503

RE: EPA Assessment Grant Application for West Broadway

Dear Mr. Gross:

Iowa Western Community College (IWCC) wishes to express its support for the City's Environmental Protection Agency (EPA) Assessment Grant application. IWCC works very closely with the City's Community Development Department with its Construction Technology Program constructing new single-family homes on vacant city lots to be sold to low-to-moderate income households.

The City of Council Bluffs currently has several EPA Brownfields Cleanup grants that are underway. Starting in 2017, the Construction Technology Program will begin constructing single-family homes in the 2900 block of Avenue J, the previous location of the Walnut Grove Elementary School. Assessment grant funds were used to complete the Phase I and asbestos reports prior to the acquisition and demolition of the vacant building. The assessment grant program is essential to redevelopment of lots in the city for new homes and businesses.

Additionally, the college was awarded an EPA Workforce and Job Training Grant in 2012 for its GET Certified program. Graduates and students of the GET Certified program are referred to the City's cleanup contractors. To support the program, the City requests contractors involved in city projects students of Iowa Western's GET Certified program either through employment or providing on-site learning opportunities for them.

Iowa Western continues to support the City of Council Bluffs' efforts to secure assessment funding through the EPA to further development in the City and the West Broadway Corridor.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David C. Hazlewood'.

David Hazlewood
Department Chair/Associate Professor

Cass County Center
705 Walnut Street
Atlantic, IA 50022
712.243.5527

Clarinda Center
923 East Washington
Clarinda, IA 51632
712.542.5117

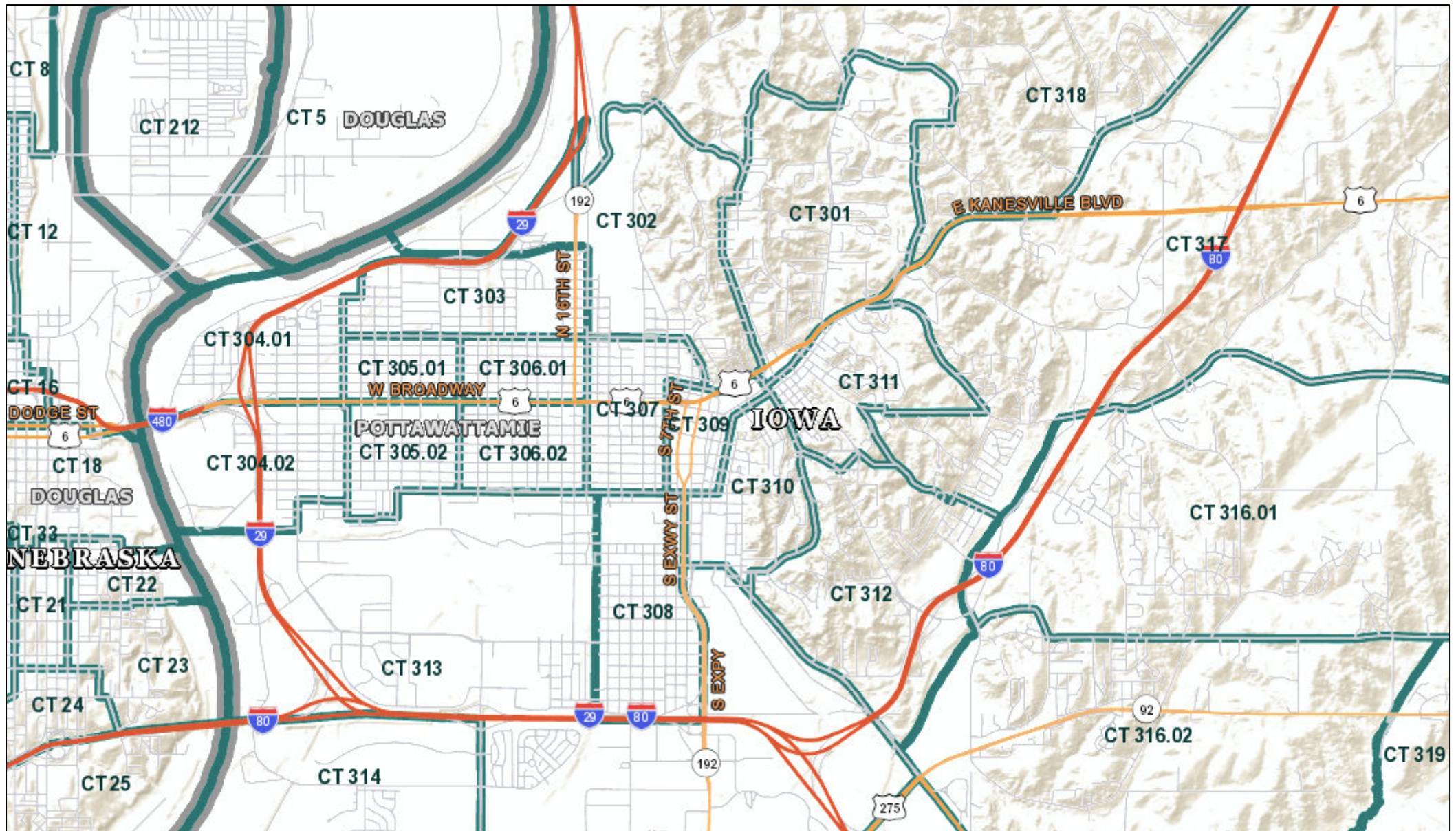
Page/Fremont County Center
1001 West Sheridan Avenue
Shenandoah, IA 51601
712.246.1499

Shelby County Center
1901 Hawkeye Avenue, Suite 102
Harlan, IA 51537
712.755.3568

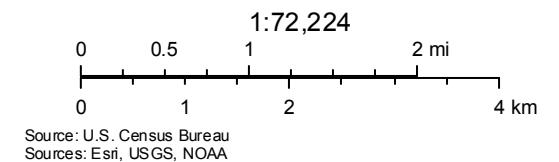
Attachment D

Maps

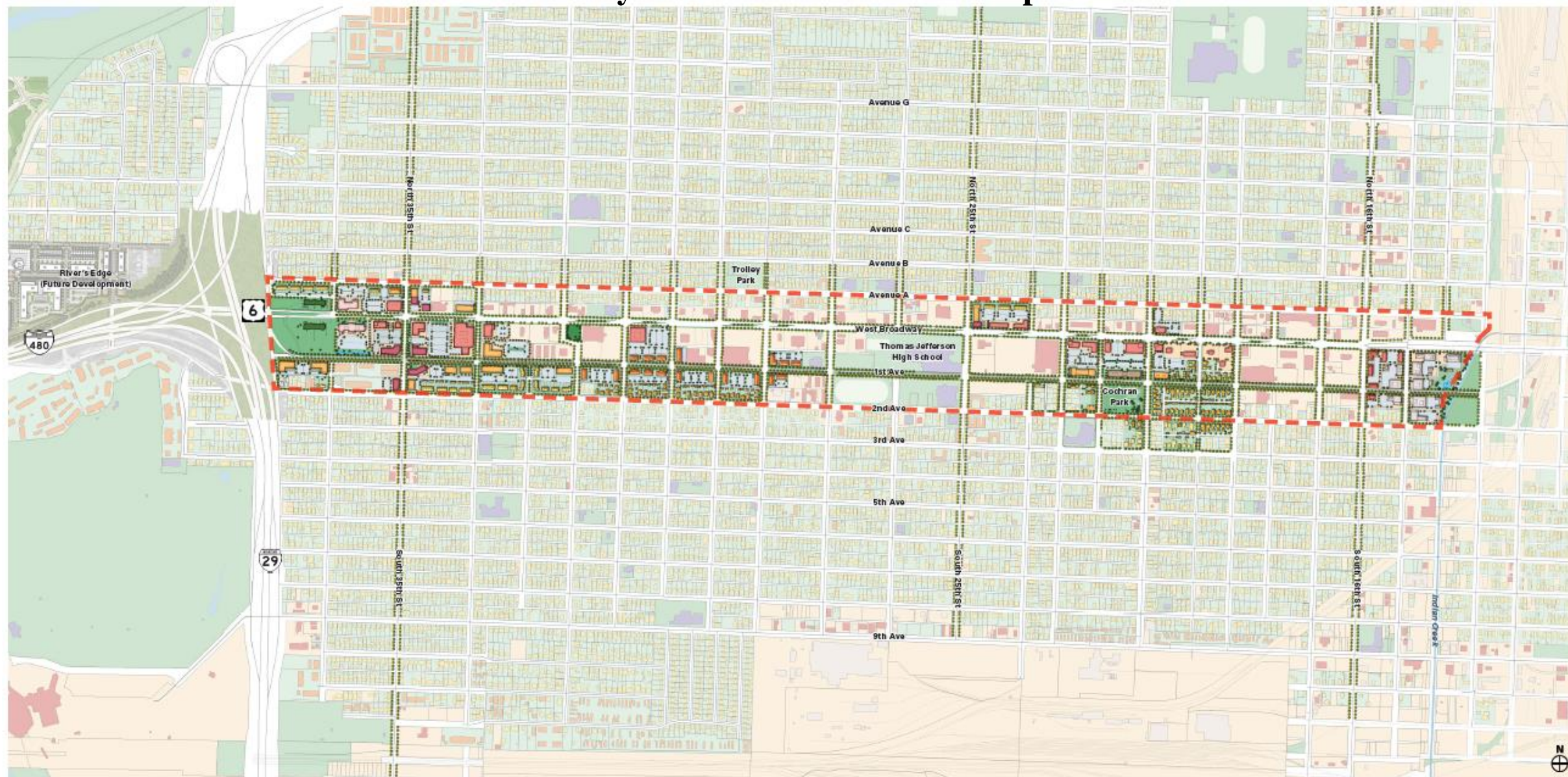
City of Council Bluffs Census Tract Map



December 21, 2016



West Broadway Corridor Plan – Redevelopment Plan



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Council Bluffs

* b. Employer/Taxpayer Identification Number (EIN/TIN):

42-6004428

* c. Organizational DUNS:

0519554330000

d. Address:

* Street1:

209 Pearl Street

Street2:

* City:

Council Bluffs

County/Parish:

* State:

IA: Iowa

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

51503-0826

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Courtney

Middle Name:

* Last Name:

Harter

Suffix:

Title:

Community Development Project Coordinator

Organizational Affiliation:

City of Council Bluffs

* Telephone Number:

712-328-4629

Fax Number:

712-328-4915

* Email:

charter@councilbluffs-ia.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Council Bluffs Brownfields Assessment - Inventory, prioritize, complete env. assessments, and evaluate cleanup options on potentially contaminated properties for redevelopment.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: